

Appendix A Development and Design Guidelines

It is anticipated that as the community continues to evolve, the need will arise to add to and modify properties within the district to accommodate continued use and viability. In addition, non-contributing structures, which do not contribute to the historic significance of the district, are expected to be redeveloped over time and replaced with in-fill development. The guidelines that follow are designed to assure the preservation of Islenair as an important historic resource within the City, guide efforts to rehabilitate and maintain historic structures, and provide design guidelines that will ensure that new development will effectively conform with and compliment the historic structures and overall character of the historic district.

It should be noted that these Guidelines shall apply to additions, modifications and development which occurs after the establishment of the district, and will not require that property owners reverse any modifications currently in place which the Guidelines may discourage or prohibit. However, if property owners wish to enter into a Mills Act contract with the City to receive a property tax reduction, then removal or restoration of such features may be incorporated as conditions of the contract in return for receiving monetary benefits which are intended for restoration and maintenance of historic resources.

MINIMUM MAINTENANCE

In accordance with San Diego Municipal Code (SDMC) Sections 143.0250(e) and (f), designated historical resources that are occupied shall be maintained in the same manner as all other occupied structures in accordance with the Uniform Building Code and State Historic Building Code and in a manner that preserves their historical integrity. Designated historical resources that are unoccupied shall be maintained in a manner that preserves their historical integrity, which has been defined by the Historical Resources Board.

REVIEW OF BUILDING MODIFICATIONS

Modifications consistent with these Guidelines, the U.S. Secretary of the Interior's Standards, and the City of San Diego Historical Resources Regulations (SDMC Chapter 14, Article 3, Division 2) may be approved by the City of San Diego through a construction permit. Modifications which are not consistent with the above mentioned Guidelines, Standards and Regulations must obtain a Site Development Permit. Historical Resources Board (HRB) staff and the HRB's Design Assistance Subcommittee are available to meet with property owners to discuss proposed modifications and redevelopment at any stage in the design process; however, it is highly recommended that property owners contact City staff early in the design process to receive input and direction.

CHARACTER DEFINING FEATURES OF THE DISTRICT

Features which lend a distinct look, feel and character to Islenair include the following:

- ◆ A combination of grid and curving streets
- ◆ Small lot development
- ◆ Consistent yard setbacks
- ◆ Historically mixed use, with business uses permitted along Euclid Avenue, multi-family permitted on Euclid Avenue and large corner lots, and single family permitted throughout
- ◆ Scale of the homes
- ◆ Palm-tree lined streets
- ◆ Sidewalk stamps
- ◆ The canyon, which surrounds Islenair on three sides

NEW ADDITIONS AND IN-FILL DEVELOPMENT

Development in the form of additions or new buildings within this historic district shall be designed to meet the U.S. Secretary of the Interior's Standards for Rehabilitation so as to relate visually to the architectural characteristics of the existing historically contributing buildings in order to provide visual continuity and coherence. Visual continuity will be enhanced by consideration of the following Development Guidelines.

Maximum Lot Size

Lot consolidation is highly discouraged along Belle Isle Drive, Isla Vista Drive, and Thorn Street. The original historical development patterns of 50-foot wide lots should be maintained. Lot consolidation may be considered along Euclid Avenue, which has been historically and continues to be mixed use-oriented; however, development which proposes lot consolidation should incorporate building articulation which maintains the rhythm and pattern of articulation along the street.

Building Height

Additions to contributing structures and new in-fill development should respect scale and massing along the street. Second story additions and construction should be setback from the main façade at a distance sufficient to maintain the historic character of the contributing resource and the district as a whole.

Street Yard

A minimum 15-foot front yard shall be maintained, consistent with historical development patterns and current zoning requirements.

Building Materials

The following building materials and construction elements have been identified as having important historical context within the District.

- ◆ Siding: stucco and horizontal wood siding are the predominant exterior materials and should be encouraged on new development and infill. If stucco is chosen, smooth stucco is preferred.
- ◆ Windows: although there has been some replacement of original wood windows with new aluminum or vinyl windows, historically wood windows would have been used. Wood

windows shall be required on all publicly visible facades on contributing resources and shall be preferred along street elevations on development or redevelopment of non-contributing resources.

- ◆ Roof material: historic roofing materials are clay tile and composition shingle. Roof material shall be chosen based upon the style of the new construction.

Building Details

The following building details have been identified for their prevalence in the District and their importance to the District's architectural context. These elements should be included in the design of new construction.

- ◆ Roof style: roof styles have traditionally been flat, gabled or hipped. Such roof types are preferred on new construction. Flat roofs should include a parapet of at least one foot in height.
- ◆ A modest porch with a covered entry and simple porch supports, typically accessed by one or more concrete steps.
- ◆ Detached or attached garage, typically located at the rear of the property at the end of a driveway. Later construction included garages located toward the front of the property, which may be permitted provided that the garage does not dominate the façade.

Architectural Details

Architectural detailing is also an important design aspect that provides scale, local architectural interest, and context to development within the District. The following elements are encouraged:

- ◆ Decorative shutters
- ◆ Fabric awning covers for windows
- ◆ Gable-end detailing, such as clay pipes and decorative vents

Colors

Colors should include predominately light-to-medium earth tones with dark colors used for accents. Roof colors should be red when clay tile is used, and light to dark grey and brown when composition shingle is used.

Vegetation

Visibility of properties within the district is highly encouraged, and required when a property owner enters into a Mills Act contract with the City. Mature vegetation should be maintained and pruned.

Euclid Avenue

It is expected that Euclid Avenue will experience the greatest degree of redevelopment and infill, as over half of the properties fronting Euclid Avenue are non-contributing resources. The existing zoning along Euclid Avenue, CUPD-CU-1-1 (within the Central Urbanized Planned District), is intended to accommodate development combining low density residential and low intensity commercial uses. The current zoning designation is well suited to the historic use of Euclid Avenue within the Islenair district, which permitted business, multi-family and single-family uses in this area. The low density/intensity zoning designation should be retained, allowing for redevelopment of the Euclid Avenue segment of Islenair in a manner compatible with historic district designation.

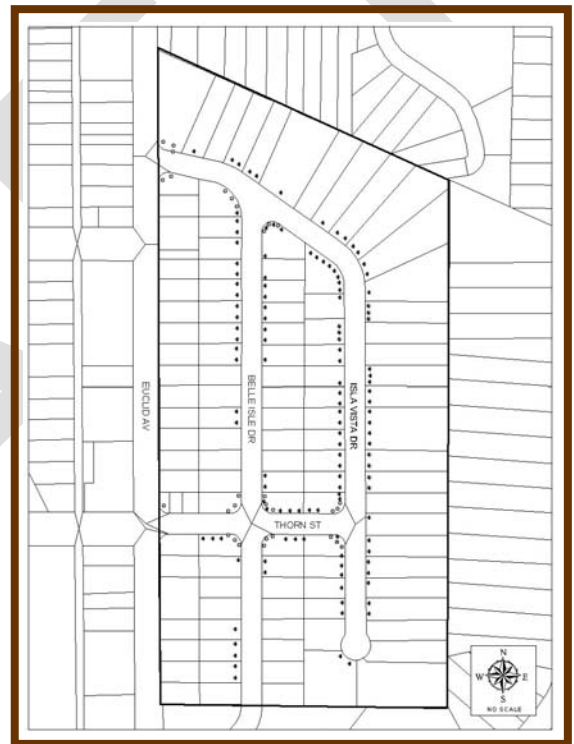
Canyon

The canyon surrounding Islenair to the north, east and south is a character defining feature of the district and is included, in part, within the boundary of the district. The canyon space is currently zoned OR 1-1, which allows open space with limited private residential development. The purpose of the OR zones is to preserve privately owned property that is designated as open space in a land use plan for such purposes as preservation of public health and safety, visual quality, sensitive biological resources, steep hillsides, and control of urban form, while retaining private development potential. Development in these zones is limited in order to help preserve the natural resource values and open space character of the land. It is expected that this zoning designation will provide adequate protection of the canyon as a character defining feature.

Streetscape

Character defining elements of the streetscape include the palm-tree lined streets and the sidewalk stamps. Existing mature palm trees within the public right-of-way should be retained. When they cannot be retained due to disease, age or removal necessitated by improvements, the trees shall be replaced with in kind with semi-mature or mature Queen Palms. In addition, the planting of new Queen Palms is highly encouraged to maintain and enhance the historic streetscape. Any utility undergrounding which may occur should be undertaken in such a way as to preserve the trees.

The sidewalk stamps add to the character and charm of the neighborhood and document those who were involved in the initial construction of improvements in Islenair. All sidewalk stamps have been documented with DPR 523-A and 523-B forms and are included in these Guidelines. These sidewalk stamps should be preserved in place when right-of-way improvements are undertaken.



Locations of Palm Trees are indicated with asterisks

Driveways and curb-cuts should be maintained, and new sidewalk should match existing sidewalk coloring and scoring patterns.

Signs

Guidelines for signage are as follows:

- ◆ Street signs should have the historic black lettering on white enameled metal.
- ◆ Community identification signage should be encouraged to highlight the community as a historic district. Such signage should be reviewed and approved by the HRB's Design Assistance Subcommittee.
- ◆ The use of historic plaques on contributing resources is highly encouraged to increase awareness of the district.
- ◆ Commercial signage along Euclid Avenue shall comply with the City of San Diego Sign Regulations.

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: **"BEN PEARCE 7-27" Sidewalk Stamp**

P1. Other Identifier: _____

- * P2. Location: ☐ Not for Publication ☒ Unrestricted
- a. County San Diego
- b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
- c. Address _____ City San Diego Zip 92105
- d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
- e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 3541 Isla Vista (APN 476-160-01; Islenair Unit #1 Block 3, Lot 1).
There are three stamps in front of this parcel. This is the western-most stamp.

- * P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dated 1927, identifies the name of a the contractor involved in the improvements for Islenair, Ben Pearce.

- * P3b. Resource Attributes: (List attributes and codes) HP39 Other

- * P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the stamp on the public right-of-way

- * P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1927 per date of the stamp

- * P7. Owner and Address:
City of San Diego

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

- * P11. Report Citation: (Cite survey report/other sources or "none") _____

- * Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "BEN PEARCE 7-27" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1927.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: n/a

b. Builder: Ben Pearce

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
2007 REVISIONS: 1/17/2007

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: "W.E. ASH 6 26" Sidewalk Stamp

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address _____ City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Public Right-of-Way, located in front of 3541 Isla Vista (APN 476-160-01; Islenair Unit #1 Block 3, Lot 1).

There are three stamps in front of this parcel. This is the center stamp.

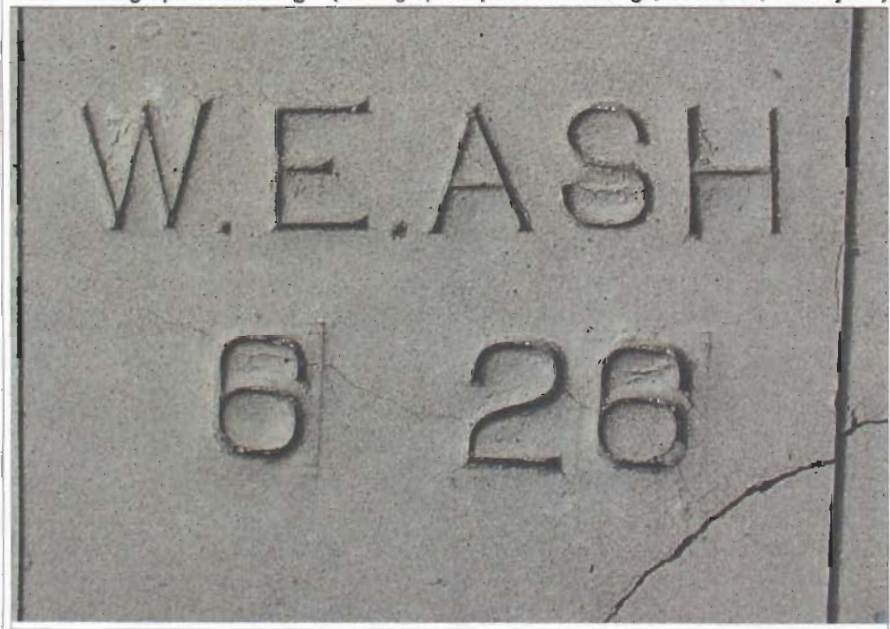
* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This sidewalk stamp, dated 1926, identifies the name of a contractor involved in the improvements for Islenair, W.E. Ash.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926 per date of the stamp

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: "W.E. ASH 6 26" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* B5. Architectural Style: Sidewalk Stamp

* B6. Construction History: (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: n/a

b. Builder: W.E. Ash

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: **"ISLA VISTA DRIVE" Sidewalk Stamp**

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address _____ City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 3541 Isla Vista (APN 476-160-01; Islenair Unit #1 Block 3, Lot 1).
There are three stamps in front of this parcel. This is the eastern-most stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, Isla Vista Drive.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:
City of San Diego

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "ISLA VISTA DRIVE" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1927.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

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B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: "BEN PEARCE 7-27" Sidewalk Stamp

P1. Other Identifier: _____

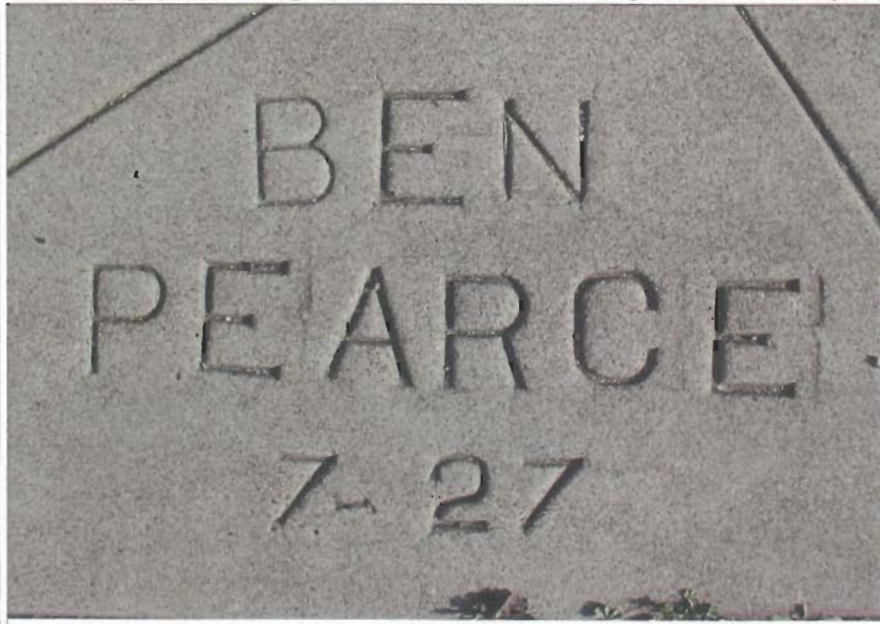
* P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address _____ City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 3534 Isla Vista (APN 476-151-01; Islenair Unit #1 Block 1, Lot 1).
There are two stamps in front of this parcel. This is the western-most stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dated 1927, identifies the name of a the contractor involved in the improvements for Islenair, Ben Pearce.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 per date of the stamp

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: "BEN PEARCE 7-27" Sidewalk Stamp

B1. Historic Name:

B2. Common Name:

B3. Original Use:

B4. Present Use:

* B5. Architectural Style: Sidewalk Stamp

* B6. Construction History: (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date Original Location:

* B8. Related Features:

B9a. Architect: n/a

b. Builder: Ben Pearce

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

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B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary #

HR #

Trinomial

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

* Resource Name or #: "W.E. ASH 5-29" Sidewalk Stamp

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address _____ City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Public Right-of-Way, located in front of 3534 Isla Vista (APN 476-151-01; Islenair Unit #1 Block 1, Lot 1).

There are two stamps in front of this parcel. This is the eastern-most stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This sidewalk stamp, dated 1929, identifies the name of a contractor involved in the improvements for Islenair, W.E. Ash.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1929 per date of the stamp

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: "W.E. ASH 5-29" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* B5. Architectural Style: Sidewalk Stamp

* B6. Construction History: (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1929.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

B9a. Architect: n/a

b. Builder: W.E. Ash

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: **"BELLE ISLE DRIVE" Sidewalk Stamp**

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address _____ City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 3518 Isla Vista (APN 476-151-33; Islenair Unit #1 Block 1, Lot 31).

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, Belle Isle Drive.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:
City of San Diego

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)



* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: "BELLE ISLE DRIVE" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* B5. Architectural Style: Sidewalk Stamp

* B6. Construction History: (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date _____

Original Location: _____

* B8. Related Features:

B9a. Architect: n/a

b. Builder: W.E. Ash

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: "WE ASH 5-26" Sidewalk Stamp

P1. Other Identifier: _____

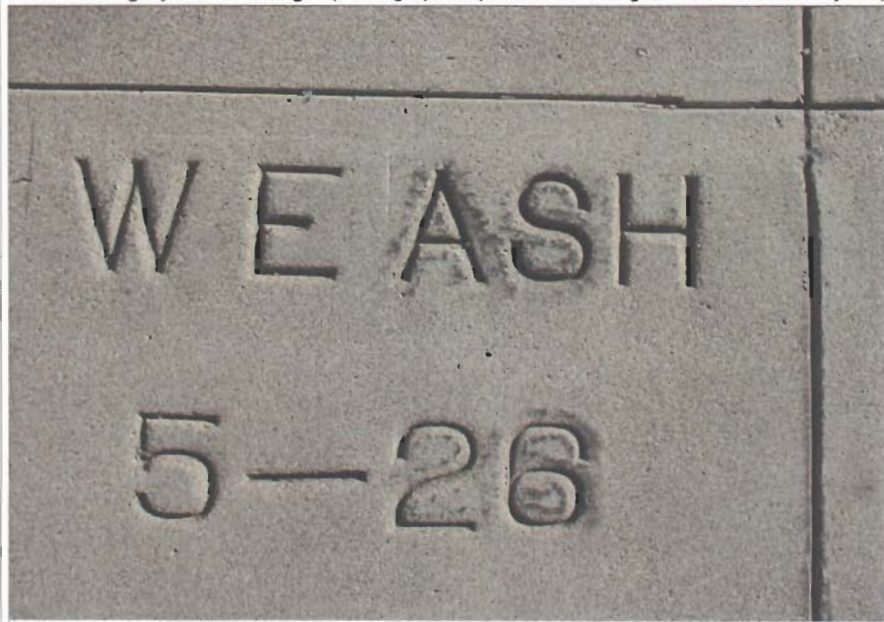
* P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address _____ City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 3472 Isla Vista (APN 476-150-01; Islenair Unit #1 Block 2, Lot 1).

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dated 1926, identifies the name of a contractor involved in the improvements for Islenair, W.E. Ash.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1926 per date of the stamp

* P7. Owner and Address:
City of San Diego

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "WE ASH 5-26" Sidewalk Stamp

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: _____ B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)
Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931 Property Type Sidewalk Stamp Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
CITY OF SAN DIEGO

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: "ISLA VISTA DR" Sidewalk Stamp

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address _____ City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Public Right-of-Way, located in front of 3306 Isla Vista (APN 476-152-14; Islenair Unit #1 Block 2, Lot 14 and Islenair Unit #2 Block 5, Lot 2). There are three stamps in front of this parcel. This is the northeastern-most stamp

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, Isla Vista Drive.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District

☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "ISLA VISTA DR" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: **"WE ASH 7 1926" Sidewalk Stamp**

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address _____ City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 3306 Isla Vista (APN 476-152-14; Islenair Unit #1 Block 2, Lot 14
and Islenair Unit #2 Block 5, Lot 2). There are three stamps in front of this parcel. This is the center stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dated 1926, identifies the name of a contractor involved in the improvements for Islenair, W.E. Ash.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926 per date of the stamp

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "WE ASH 7 1926" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:** _____

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931 Property Type Sidewalk Stamp Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks: _____

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: "THORN ST" Sidewalk Stamp

P1. Other Identifier: _____

- * P2. Location: ☐ Not for Publication ☒ Unrestricted
- a. County San Diego
- b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
- c. Address _____ City San Diego Zip 92105
- d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
- e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 3306 Isla Vista (APN 476-152-14; Islenair Unit #1 Block 2, Lot 14
and Islenair Unit #2 Block 5, Lot 2). There are three stamps in front of this parcel. This is the western-most
stamp
- * P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, Thorn Street.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:
City of San Diego

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "THORN ST" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:** _____

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931 Property Type Sidewalk Stamp Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks: _____

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: **"ISLA VISTA DR" Sidewalk Stamp**

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.

c. Address _____ City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Public Right-of-Way, located in front of 4827 Thorn Street (APN 476-242-15; Islenair Unit #2 Block 8, Lot 15). There are three stamps in front of this parcel. This is the southeastern-most stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, Isla Vista Drive.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: "ISLA VISTA DR" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* B5. Architectural Style: Sidewalk Stamp

* B6. Construction History: (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

B9a. Architect: n/a

b. Builder: W.E. Ash

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: "WE ASH 7 26" Sidewalk Stamp

P1. Other Identifier: _____

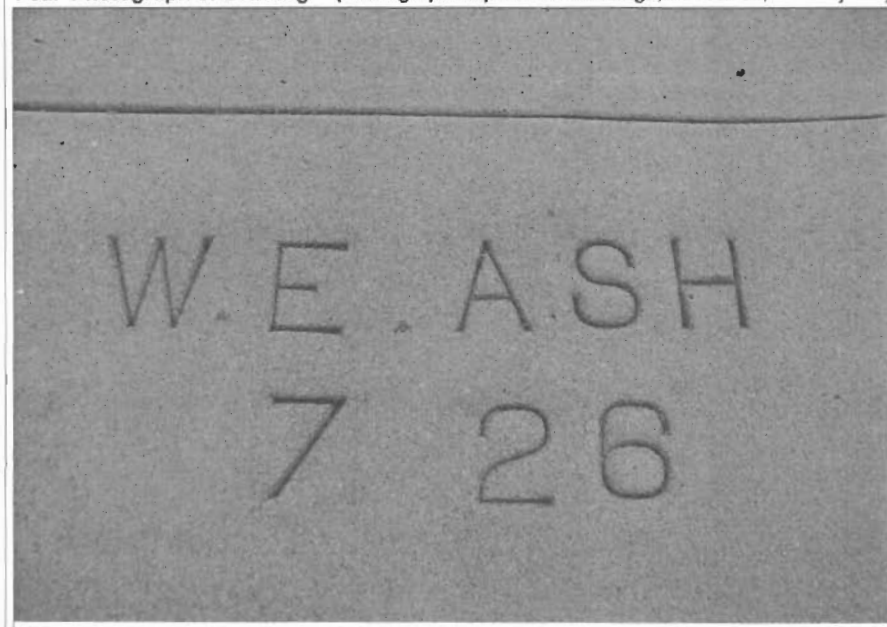
* P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address _____ City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 4827 Thorn Street (APN 476-242-15; Islenair Unit #2 Block 8, Lot 15). There are three stamps in front of this parcel. This is the center stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dated 1926, identifies the name of a contractor involved in the improvements for Islenair, W.E. Ash.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1926 per date of the stamp

* P7. Owner and Address:
City of San Diego

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "WE ASH 7 26" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:** _____

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks: _____

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
1927-1952

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: **"THORN ST" Sidewalk Stamp**

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address _____ City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 4827 Thorn Street (APN 476-242-15; Islenair Unit #2 Block 8, Lot 15). There are three stamps in front of this parcel. This is the western-most stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, **Thorn Street**.

* P3b. Resource Attributes: (List attributes and codes) **HP39 Other**

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 per the date of improvement

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

**City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101**

* P9. Date Recorded: **1/17/2007**

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: "THORN ST" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* B5. Architectural Style: Sidewalk Stamp

* B6. Construction History: (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

B9a. Architect: n/a

b. Builder: W.E. Ash

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: **"THORNE ST" Sidewalk Stamp**

P1. Other Identifier: _____

- * P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address _____ City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____ , _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 4802 Thorn Street (APN 476-152-13; Islenair Unit #1 Block 2, Lot
13 and Unit #2 Block 15, Lot 1). There are three stamps in front of this parcel. This is the eastern-most
stamp
* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, Thorn Street.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:
City of San Diego

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: "THORNE ST" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* B5. Architectural Style: Sidewalk Stamp

* B6. Construction History: (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

B9a. Architect: n/a

b. Builder: W.E. Ash

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
1927-1952
San Diego, California

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: "WE ASH 7 1926" Sidewalk Stamp

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address _____ City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Public Right-of-Way, located in front of 4802 Thorn Street (APN 476-152-13; Islenair Unit #1 Block 2, Lot 13 and Unit #2 Block 15, Lot 1). There are three stamps in front of this parcel. This is the center stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This sidewalk stamp, dated 1926, identifies the name of a contractor involved in the improvements for Islenair, W.E. Ash.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District

☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926 per date of the stamp

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: "WE ASH 7 1926" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* B5. Architectural Style: Sidewalk Stamp

* B6. Construction History: (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: n/a

b. Builder: W.E. Ash

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: **"BELLE ISLE DRIVE" Sidewalk Stamp**

P1. Other Identifier: _____

- * P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address _____ City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____ , _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 4802 Thorn Street (APN 476-152-13; Islenair Unit #1 Block 2, Lot
13 and Unit #2 Block 15, Lot 1). There are three stamps in front of this parcel. This is the northwestern-most
stamp
* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, Belle Isle Drive.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:
City of San Diego

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "BELLE ISLE DRIVE" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT

PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

* Resource Name or #: **"THORN ST" Sidewalk Stamp**

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Public Right-of-Way, located in front of 3261 Belle Isle Drive (APN 476-242-16; Islenair Unit #2 Block 8, Lot 1). There are three stamps in front of this parcel. This is the eastern-most stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, Thorn Street.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "THORN ST" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931 Property Type Sidewalk Stamp Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: "WE ASH 7 1926" Sidewalk Stamp

P1. Other Identifier: _____

- * P2. Location: ☐ Not for Publication ☒ Unrestricted
- a. County San Diego
- b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
- c. Address _____ City San Diego Zip 92105
- d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
- e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 3261 Belle Isle Drive (APN 476-242-16; Islenair Unit #2 Block 8, Lot 1). There are three stamps in front of this parcel. This is the center stamp.

- * P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dated 1926, identifies the name of a contractor involved in the improvements for Islenair, W.E. Ash.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1926 per date of the stamp

* P7. Owner and Address:
City of San Diego

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "WE ASH 7 1926" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

* Resource Name or #: "BELLE ISLE DRIVE" Sidewalk Stamp

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Public Right-of-Way, located in front of 3261 Belle Isle Drive (APN 476-242-16; Islenair Unit #2 Block 8, Lot 1). There are three stamps in front of this parcel. This is the southwestern-most stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, Belle Isle Drive.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District

☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "BELLE ISLE DRIVE" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:** _____

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks: _____

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: **"BELLE ISLE DRIVE" Sidewalk Stamp**

P1. Other Identifier: _____

- * P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address _____ City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 3304 Belle Isle Drive (APN 476-151-19; Islenair Unit #1 Block 1,
Lot 7 and Unit #2 Block 4, Lot 2). There are three stamps in front of this parcel. This is the northeastern-most
stamp
* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, Belle Isle Drive.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: "BELLE ISLE DRIVE" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* B5. Architectural Style: Sidewalk Stamp

* B6. Construction History: (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

B9a. Architect: n/a

b. Builder: W.E. Ash

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: "WE ASH 7-1926" Sidewalk Stamp

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address _____ City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Public Right-of-Way, located in front of 3304 Belle Isle Drive (APN 476-151-19; Islenair Unit #1 Block 1, Lot 7 and Unit #2 Block 4, Lot 2). There are three stamps in front of this parcel. This is the center stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This sidewalk stamp, dated 1926, identifies the name of a contractor involved in the improvements for Islenair, W.E. Ash.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926 per date of the stamp

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "WE ASH 7-1926" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

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B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary #

HR #

Trinomial

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

* Resource Name or #: "THORN ST" Sidewalk Stamp

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address _____ City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) _____ Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Public Right-of-Way, located in front of 3304 Belle Isle Drive (APN 476-151-19; Islenair Unit #1 Block 1,
Lot 7 and Unit #2 Block 4, Lot 2). There are three stamps in front of this parcel. This is the western-most
stamp

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, Thorn Street.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District

☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: "THORN ST" Sidewalk Stamp

B1. Historic Name:

B2. Common Name:

B3. Original Use:

B4. Present Use:

* B5. Architectural Style: Sidewalk Stamp

* B6. Construction History: (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date

Original Location:

* B8. Related Features:

B9a. Architect: n/a

b. Builder: W.E. Ash

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: **"BELLE ISLE DRIVE" Sidewalk Stamp**

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address _____ City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 3262 Belle Isle Drive (APN 476-241-15; Islenair Unit #2 Block 7,
Lot 16). There are three stamps in front of this parcel. This is the southeastern-most stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, Belle Isle Drive.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "BELLE ISLE DRIVE" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
2007 RESOURCE MANUAL by JAMES H. HARRIS

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: "WE ASH 7-1926" Sidewalk Stamp

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address _____ City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____ , mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 3262 Belle Isle Drive (APN 476-241-15; Islenair Unit #2 Block 7,
Lot 16). There are three stamps in front of this parcel. This is the center stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dated 1926, identifies the name of a contractor involved in the improvements for Islenair, W.E. Ash.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926 per date of the stamp

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C. Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: "WE ASH 7-1926" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* B5. Architectural Style: Sidewalk Stamp

* B6. Construction History: (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

B9a. Architect: n/a

b. Builder: W.E. Ash

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks.

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: **"THORN ST" Sidewalk Stamp**

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address _____ City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 3262 Belle Isle Drive (APN 476-241-15; Islenair Unit #2 Block 7,
Lot 16). There are three stamps in front of this parcel. This is the western-most stamp.

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This sidewalk stamp, dating from the installation of improvements, identifies the name of the street, **Thorn Street**.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 per date of improvements

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* **Resource Name or #:** "THORN ST" Sidewalk Stamp

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: _____

* **B5. Architectural Style:** Sidewalk Stamp

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

B9a. Architect: n/a

b. Builder: W.E. Ash

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 5D3

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: "BEN PEARCE 7-27" Sidewalk Stamp

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address _____ City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Public Right-of-Way, located in front of 4750 Thorn Street (APN 476-151-16; Islenair Unit #1 Block 1, Lot 16).

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This sidewalk stamp, dated 1926, identifies the name of a contractor involved in the improvements for Islenair, Ben Pearce.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☒ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the stamp on the public right-of-way

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1926 per date of the stamp

* P7. Owner and Address:

City of San Diego

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street, MS 4A

San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)

Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D3

* Resource Name or #: "BEN PEARCE 7-27" Sidewalk Stamp

B1. Historic Name:

B2. Common Name

B3. Original Use:

B4. Present Use:

* B5. Architectural Style: Sidewalk Stamp

* B6. Construction History: (Construction date, alterations, and date of alterations.)

Sidewalk stamp dating to the installation of improvements in Islenair in 1926/27.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date Original Location:

* B8. Related Features:

B9a. Architect: n/a

b. Builder: Ben Pearce

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1927-1931

Property Type Sidewalk Stamp

Applicable Criteria F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

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B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

Refer to District Bibliography for References Used

(Sketch map with north arrow required)

B13. Remarks:

No Picture Available

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)